

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services	(2) MEETING DATE 11/20/2012	(3) CONTACT/PHONE Janette D. Pell, General Services Agency Director 805-781-5200	
(4) SUBJECT Request to approve a First Amendment to Lease with San Luis Obispo Regional Transit Authority (SLORTA) and South County Area Transit (SCAT) of County-owned land at 800 Rodeo Drive in Arroyo Grande. District 4.			
(5) RECOMMENDED ACTION It is recommended that the Board approve the First Amendment to Lease and instruct the Chairperson to sign the amendment.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date <u>June 7, 2011</u>	
(17) ADMINISTRATIVE OFFICE REVIEW			
(18) SUPERVISOR DISTRICT(S) District 4 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services
Janette D. Pell, General Services Agency Director
805-781-5200

DATE: 11/20/2012

SUBJECT: Request to approve a First Amendment to Lease with San Luis Obispo Regional Transit Authority (SLORTA) and South County Area Transit (SCAT) of County-owned land at 800 Rodeo Drive in Arroyo Grande. District 4.

RECOMMENDATION

It is recommended that the Board approve the First Amendment to Lease and instruct the Chairperson to sign the amendment.

DISCUSSION

The County of San Luis Obispo entered into a Lease with the San Luis Obispo Regional Transit Authority ("SLORTA") and South County Area Transit ("SCAT") on June 7, 2011 for County-owned property located at 800 Rodeo Drive in Arroyo Grande. The property is used by SLORTA and SCAT to park their vehicles but not for maintenance. Use of the property is governed by the terms of a Conditional Use Permit issued by the City of Arroyo Grande.

SLORTA and SCAT have requested an amendment to the lease whereby they would be allowed to wash their buses on the site, which is not allowed by the current Lease. SLORTA and SCAT submitted to the City of Arroyo Grande to amend their Conditional Use Permit to allow one bus per day to be washed on site. SLORTA and SCAT worked with the County's Architectural Services staff to develop guidelines to reduce risk of stormwater pollution related to the bus washing activities. On November 6, 2012, the City of Arroyo Grande Planning Commission approved the amendment to the Conditional Use Permit. The attached First Amendment to Lease removes the restriction that prohibits vehicles to be washed on site, provided that the activity is performed in compliance with the City's Conditional Use Permit.

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel has reviewed the First Amendment to Lease as to form and legal effect. The City of Arroyo Grande Planning Commission approved the amendment to the Conditional Use Permit on November 6, 2012 to allow one bus per day to be washed on site. The City's Community Development Department has determined that the project is categorically exempt from the California Environmental Quality Act in accordance with Sections 15301 for existing facilities. The SCAT Board authorized the amendment on October 17, 2012 and the SLORTA Board authorized it on November 7, 2012.

FINANCIAL CONSIDERATIONS

Aside from staff time related to the processing of the amendment, there are no financial impacts from this amendment. The monthly rental amount paid to the County remains unchanged.

RESULTS

Approval of the First Amendment to Lease will allow SLORTA and SCAT to wash one bus per day on property leased from the County at 800 Rodeo Drive in Arroyo Grande, subject to the terms of the City of Arroyo Grande's Conditional Use Permit and a stormwater prevention plan prepared by the County. This action contributes to a communitywide result of a Livable Community.

ATTACHMENTS

1. Location Map
2. First Amendment to Lease